

MINUTES
PUBLIC BUILDING COMMISSION
TUESDAY, JANUARY 19, 2016, 1:30 P.M.
BILL LUXFORD STUDIO - ROOM 113
COUNTY CITY BUILDING

PRESENT: Jane Raybould, Roma Amundson, Larry Hudkins and Jon Camp ABSENT: Linda Wilson

OTHERS PRESENT: Don Killeen, Don Taute, Bob Walla, Jon Wiles, Chuck Bachmann, Greg Newport, Scott Etherton, Sheriff Wagner, Cpt. Witte, Scott Keene, Randy Clark, Dennis Meyer, Lin Quenzer, and Kim Etherton

The meeting of the Public Building Commission was called to order by Chairperson Jane Raybould.

The meeting minutes were presented and Larry Hudkins moved to approve. Roma Amundson seconded the motion. The vote carried to approve December 15, 2015 meeting minutes.

Jon Wiles, BVF and Cuck Bachmann, Sinclair Hille Architects, gave an update of 605 building saying the Cheever's portion is complete and they recommend paying the withholding amount on the pay application. The pay for Cheever's was presented for \$165,071.70 and Roma Amundson moved to approve. Larry Hudkins seconded and the vote carried.

There was a question on the doors, Jon reported the fixed the issue and there is a 1 year warranty. There was some discussion as to when that warranty begins, Jon will report back. *Jon sent an email 1/21/16 that stated there is a 10-year warranty on the hydraulic doors.

Crisis Center is on schedule and the mechanical electrical rough ins completed and the drywall should start later in the week. There were 6 change orders presented.

#30-change client bedroom night light switches to momentary toggle switches \$827.42

#31-add shut-off switches for the two armored phones \$760.60

#32-change the client side men's urinal stall layout to provide more space, better visibility and improved sidewall durability \$1288.35

#34 modify existing curb condition along the west and south side of the existing conference room windows to provide sufficient curb height as required by the new roof manufacturer \$12,771.81

#35 credit for unused roof insulation which is not needed due to differences in roof deck elevations between the 1955 building and original 1951 building being less than anticipated, credit -\$14,656.45

Total for all change orders TOTAL \$991.73. Larry Hudkins moved to approve and Jon Camp seconded. The vote carried.

One additional change order was presented: #33-accent painting in client area to make the area feel less clinical \$2292.23-there was some discussion about the general policy of having a single color. Scott Etherton is going to go back to Kaiser and get another quote with using only one accent color rather than several and will return next month with that update.

Pay application for Hausmann #4 was also submitted and recommended for payment for \$509,294.70. Jon Camp moved to approve and Larry Hudkins seconded. The vote carried.

Pay application for NGC #7 was submitted and recommended for payment for \$57,682.02. Larry Hudkins moved to approve and Roma Amundson seconded. The vote carried.

Clark Enerson, Greg Newport reported that the bids for the 605 Bldg-Phase III were received January 8, 2016.

Base Bid: \$11,938,000.00

Alternate 1: \$311,300.00-replace roofing

Alternate 2: \$8,300.00-upgrade Wall protection finish in waiting areas

Alternate 3: \$21,100.00-upgrade marker boards with glass & magnetic finish

Alternate 4: \$105,900.00-replace emergency generator

Total: \$12,384,600.00

There was a long discussion on options about the emergency generator. The existing generator was installed in 1991. There is \$20,000 included in the base bid to do a check of the emergency generator. The board discussed removing the \$20,000 out of the base bid and doing their own private check and the life cycle assessed. After this check is completed and the report given the board will discuss options available about the emergency generator. The specs state they would start early in February 2016 and complete in February 2017. Jon Camp move to approve the Base Bid minus \$20,000.00 for the amount of \$11,918.00 along with A1 & A2 and decline A3 & A4. Larry Hudkins seconded this motion and the vote carried.

Scott Keene, Ameritas joined the meeting to discuss financing. Mike Rogers, Dennis Meyer, Don Killen and Scott met to discuss financing \$13,000,000.00 on the 605 Bldg & \$1.5 million on the 825 J Street location. They discussed keeping the Cornhusker Bank load and financing the payoff of US Bank, the remainder of the 605 bldg & the 825 J Street. Approval would be on February 9, 2016 meeting for Bond Resolution. February 22, 29 & March 7 for City Council, February 11, 16 for County Board and then go to market March 9th hoping to settle by March 24th. It was asked about the interest rates. The Cornhusker Bank is around 1%. & US Bank loan is 2%. Scott explained the Bond financing is cheaper. Term of the bond will be 20 or 25 year option. Mike Rogers is drafting the documents now in anticipation.

Security Update-Cpt. Witte & Sheriff Wagner updated the PBC committee on the Security Team meeting held Dec. 21st. Panic buttons, controlled access, Active Shooter training were all discussed. They confirmed that all the panic buttons are in working condition and are tested regularly. They are going to start doing more training with all employees. Sheriff Wagner & Capt. Peschong met and created a memo that was sent to department heads about more information, training, Active Shooter video training. The video system is being upgraded in the buildings and one additional officer will be added within the next year for more "presence" in the CC building. There was discussion about locking down additional doors into the CC building but that will need to be discussed with elected officials within the building to discuss what is acceptable for them. There will be a follow up Security Team meeting in March.

Jon Camp had to leave the meeting.

Bob Walla had an AED update. In reviewing the bids there was a question on if we purchase adult or child AED units. The cost goes up considerably with adding the child size pads. Considering the employees are all adults and most of the constituents are adult Roma Amundson moved that we move forward with the adult AED units. Larry Hudkins seconded and the vote was approved.

Larry Hudkins moved to approve General Vouchers for December 2015, Roma Amundson seconded the motion. The vote carried.

Randy Clark, LPD, talked to the PBC about adding a Water Hydration Station. He is on the wellness committee for LPD and they have had several requests to add a chilled, filtered water bottle filling station. The cost for one of these stations is approximately \$4640.00 plus shipping. There was discussion about adding a second unit in the CC building and maybe partnering with the wellness committee for funding. Randy Clark and Bob Walla are going to explore different bids and costs. They will bring in the information back at a later date.

Don Killeen informed the board that the K Street Complex tenants would like secured badge access to the building. Capt. Witte priced the system to add a dialer & reader into the Hirsch system and that would cost \$6500.00. Don said he recommended the approval of adding this security to the building and will come back to the PBC with a final cost. No vote taken. Don also informed the PBC that Historical Society will be vacating August 31, 2016.

The annual Wellness Fair will be held February 24, 2016 in the CC building with various vendors participating. Roma Amundson approved to allow the committee to use the building and Larry Hudkins seconded. The vote carried.

There were 16 contract approvals: Amendment for Supply of Mobile Electric Generators for Emergency and Non-Emergency Use #14-273-NMC, Inc.; Amendment for Audio & Visual Repairs & Replacements #13-293-Midwest

Sound & Lighting; Amendment for Audio & Visual Repairs & Replacements #13-293-BMI/Bizco Technologies; Amendment to Supply of Natural Gas #13-239-Continuum Energy; Annual Service for Fire Extinguisher Inspection, Testing & Maintenance #15-263-Ash Fire & Safety Co.; Amendment to Elevator Service, Maintenance & Testing #11-206-Eletech, Inc.; Amendment for Vehicle/Equipment Maintenance Parts & Equipment #14-250-A Street Auto Parts; Amendment for Vehicle/Equipment Maintenance Parts & Equipment #14-250-Carquest Auto Parts; Amendment for Vehicle/Equipment Maintenance Parts & Equipment #14-250-Factory Auto Parts; Amendment for Vehicle/Equipment Maintenance Parts & Equipment #14-250-NAPA Nebraska; Amendment for Moving Services #4639-Black Belt Movers; Amendment for Moving Services #4639-Office Interiors; Amendment for Moving Services #4639-Mayflower Transit; Amendment for Annual Supply for Ice Melt #4218-Nebraska Landscape Solutions, Inc.; Amendment for Annual Supply for Ice Melt #4218-Egan Supply Company; Annual Services for Fire Alarm Panel Inspection, Testing and Repair #15-264-Ash Fire & Safety. Roma Amundson moved to approve and Larry Hudkins seconded. The vote carried to approval all contracts.

Don Killeen handed out the BVH study for LPD Fleet Management Study. He also reported that the Woodworking Shop and 22nd & Q Street will be relocating the 21st & Y Street. We will move a modular unit to that location and leave if we vacate. We currently rent the 21st & Y Street location from B & J.

The next meeting of the Commission is set for February 9, 2016.

With no further business, Roma Amundson moved to adjourn the meeting, seconded by Larry Hudkins. The vote carried and the meeting was adjourned at 3:20 p.m.